

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of August 3, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Kemp Second Dwelling Unit, ZAP 04-004, North County Metropolitan Subregional Plan, RR Rural Residential Use Regulations (Gowens)

This is a request for a Minor Use Permit for a proposed second dwelling unit with a living area of 1,194 square feet to be an upper story to a proposed 1,344 square foot garage to be attached by a 284 square foot addition to an existing 2,471 square foot primary residence with an existing 944 square foot attached garage on a 1.27-acre lot. The project is sited on property zoned RR (Rural Residential) Use Regulations with a minimum lot size of 1 acre, which permits second dwelling units that exceed 30 percent of the living area of the primary residence up to a maximum of 50 percent or 1,200 square feet (whichever is less) upon approval of a Minor Use Permit, pursuant to Section 6156.x.12 of the Zoning Ordinance. The total area of attached garages on lots of 1 acre gross or larger but less than 2 acres is limited to 1,500 square feet or 25 percent of the living area of the principal residence (whichever is greater) pursuant to Section 6156.a; additional area may be granted by a Minor Use Permit pursuant to Section 7057. The subject property is designated (1) Residential by the North County Metropolitan Subregional Plan and is located at 965 Eastmont Place, Escondido.

2. Buckman Springs Fiber Optic Facility, ZAP 03-089, Pine Valley Community Plan Area, A72 Use Regulations (Forsythe)

The project proposes the construction of an unmanned fiber optic amplification facility. The facility would consist of two one-story prefabricated concrete buildings, each measuring 11 feet, 8 inches by 30 feet, with a height of 10 feet, 4 inches. An 11.5-foot by 18-foot standby generator would be located approximately 17 feet south of the buildings. The subject property is zoned A72 with a (23) National Forest and State Parks Land Use Designation. The site is subject to a "S" Scenic Designator that requires findings pursuant to Section 5210 of the Zoning Ordinance and an "A" Agriculture Designator which requires findings pursuant to Section 5110 of the Zoning Ordinance. The project is located on Old Highway 80 north of the intersection of Old Highway 80 and Buckman Springs Road, in the Pine Valley Community Planning Area.

<p>"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT <u>"WWW.CO.SAN-DIEGO.CA.US"</u>. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT <u>"WWW.SDCDPLU.ORG."</u></p>
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